



Office of the City Clerk

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Legislation Text

File #: O2018-4016, **Version:** 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 8-H in the area bounded by:

The public alley next south of West 35 Street; the public alley next east of South Oakley Avenue; a line 193.75 feet south of and parallel to West 35th Street; and South Oakley Avenue

to those of a RS-3 Residential Single-Unit (Detached House) District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3515-19 South Oakley Avenue

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NARRATIVE AND PLANS

3515-19 South Oakley Avenue TYPE I
REGULATIONS

Narrative: The property measures 6,639 square feet and is currently a vacant lot. The Applicant proposes to rezone the property from an MI-2. Limited Manufacturing/Business Park District to an RS-3 Residential Single-Unit (Detached House) District for the construction of two two-story single family homes with detached two car garages on 3515 and 3519 South Oakley Avenue. The height of both single family homes will be 26 feet and 3 inches.

3515 South Oakley (Lot 12)

Lot Area: 3,375 square feet

FAR: 0.60

Floor Area: 2,040 square feet

Automobile Parking: 2

Height: 26 feet 3 inches

Setbacks: "

Front (South Oakley): 20 feet
South Side: 4 feet
North Side: 3 feet
Rear (Alley): 48.5 feet

3519 South Oakley (Lot 13)

Lot Area: 3,263 square feet

FAR: 0.62

Floor Area: 2,040 square feet

Automobile Parking: 2

Height: 26 feet 3 inches

Setbacks:

Front (South Oakley): 20 feet
South Side: 3 feet
North Side: 3 feet
Rear (Alley): 54.5 feet

* A set of plans for both addresses is attached.

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